



# nerej

## **Town of Suffield and state of Conn. develop Mach One Industrial Park - four lots available**

July 23, 2008 - Spotlights

The town of Suffield, in partnership with the state of Connecticut, has developed the Mach One Industrial Park due north of Bradley International Airport. Businesses located in Mach One include Hilltop Technologies, Metal Finish and Supply, Zanger polish pottery, Kelly Container, and Poulin Enterprises.

With the economic engine of Bradley International Airport adjacent to the industrial park, locating a business in Suffield will provide great growth potential. There are four lots in the park which are available for new building, as well as lease space available in two existing buildings.

MLM Properties owns Lot 8 which is 2.53 acres. They have site plan approval for a 12,400 s/f building and are seeking tenants before commencing construction. The building could be for one user or multiple tenants. MLM Properties also would entertain a sale of the property at \$145,000, price negotiable. Contact Mattie Montefusco at 860-888-9558 (cell).

Lots 13 & 14 are a combined 4.53 acres (2.22 and 2.31 respectively). There are 3.79 dry acres with the wetlands being to the rear or both lots. Price is \$325,000 negotiable. Potential square footage is 45,000 if lots are combined. The lots could be sold separately as well. Contact Brian Banak of Century 21 at 860-668-3100.

Lot 3 is 1.92 acres (1.36 dry) with great visibility and access from Rte. 75 via a shared driveway with Kelly Container. Contact owner for pricing. Potential square footage is 5,000 to 7,000 s/f (conceptual plan for the parcel is available from PDS Engineering and Construction). Contact Wally Baldyga at 860-668-5690.

There is 15,400 s/f of space available at 21 Kenny Roberts Memorial Dr. Lease terms are \$5.50 NNN. The building was constructed in the last five years and has 25-29' ceiling heights. The owner would also entertain sale of the building. Contact Keith Kumnick of Collier Dow & Condon at 860-249-6521.

There is 10,000 s/f available at 15 Kenny Roberts Memorial Dr. (potentially subdividable to two 5,000 s/f). The ceiling height is 18'. Lease terms are \$5.50 NNN. Contact Keith Kumnick at Colliers Dow & Condon at 860-249-6521.

The park is zoned planned development industrial park. Permitted uses include: light manufacturing, distribution (warehousing limited to 20% of floor area), R&D, and regional sales offices. The distance to I-91 is 5 miles via Rtes. 75 and 20. The distance to the Bradley International Airport terminals is 2 miles. The park is serviced by all utilities including water, gas, sewer and electric. Area amenities include restaurants and three bed and breakfasts in Suffield Town Center; as well as hotels (1,600 plus rooms), restaurants and car rentals along Ella Grasso Turnpike in Windsor Locks.

A very significant benefit of locating in Suffield is the ability to draw employees from both the Greater

Hartford, as well as Western Mass. labor markets. Being at the heart of the Knowledge Corridor, Suffield provides a well-educated workforce to tap into.

The economic development commission is committed to providing all Suffield businesses outstanding customer service, including walking applicants through the development review process. Ron Poulin, president of Poulin Enterprises, Inc. and an owner in Mach One, stated that of the several reasons he chose to relocate his company to Suffield none was more important than the "friendly and upbeat" response from Suffield town officials. In his dealings with the economic development director, town planner and engineer Poulin found that "they were not only accommodating but made me feel like they were partners in making my building a reality."

Poulin said, "Another reason for choosing Suffield was the tasteful design of their industrial park and its proximity to Bradley International Airport which is home to a good portion of our customer base, as well as its high profile location being very noticeable to both commuters and business travelers coming and going from the airport which has resulted in strong name brand recognition for my sales staff throughout Connecticut."

Here is your opportunity to develop in a park-like setting with great visibility from Rte. 75, as well as easy access to I-91 and Bradley International Airport! For more information on the advantages of locating in Suffield visit our website at [www.suffieldedc.com](http://www.suffieldedc.com).

Patrick McMahon is director of economic and community development for the town of Suffield, Conn.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540